

## **TICABOO PROPERTY OWNERS, RESIDENTS, INTERESTED PARTIES MEETING**

**MAY 29, 2008**

The board of the Ticaboo Special Service District organized and presided over this meeting

**Attending Board members:** Norman Schwab, Toby Wright, Scott Schierman

**Invited Presenters:** Ryan Jolley (Jones & DeMille Engineering)

**Employee's:** Steve Morrill (Uranium One Utah – Shootaring Canyon Mill supervisor)

**Other:** LaMiya Morrill (independent contractor asked to take minutes)

**Public in attendance:** Shane Brown, Linda Turner, Steve Turner, Don Foutz, Jared Pearson, Richard Huefner, Debbie Randolph, Tom Hill, Roger Randolph, Kerry Mystrom, Faye Dencklau, T. Petrune, Fred Robinson, Dave Fall, Pat Fall, Jay Fellers, Kim M Bean, Dave Ainosoro, Sue Booker, Bob Booker, Eric Houston, Chuck Birrenbach, Sharon Seamons, Kevin Havey, Jeff Welker

**Toby Wright brought the meeting to order at 5:08 p.m.**

Toby presented a power point presentation – Who is Uranium One?

A copy of this presentation is attached to the minutes.

A brief synopsis is as follows;

- The board of directors, employees and contractors helping with the meeting were introduced and given an opportunity to address the public.
- Uranium One assets were shown in general – ie: gold holdings, uranium holdings, world- wide status.
- A general overview of the Board of Directors for Uranium One
- Areas of exploration in the United States (Arizona, Utah, Wyoming)
- The Master plan as developed by Jones & DeMille Engineering (proposed areas of commercial and residential growth)
- Estimated population growth (Denison 130 workers, Mill 90 employees) with family estimates bringing total estimate to 500 new residents (this is estimate of total employees with their families and does not included residents who do not work for either the mine or the mill)
- Estimate for transient contractors and other commercial employees and/or owners are not available.
- What Uranium One is doing
  1. Renegotiating lease with SITLA

Lease does not allow sale of commercial property. Uranium One wants others to be allowed to purchase and develop the commercial aspects.

Bring in developer/developers to promote the commercial and residential qualities

2. Help to develop facilities to provide medical care and volunteer fire fighters.
3. In conjunction with Denison mining – have full time EMT's
4. Negotiating for a cell phone tower to be placed on BLM property under lease to Uranium One.
5. Provide placement of ATM owned by Chuck Birrenbach at the motel for easier access.

**At this time the meeting was opened for public comment and questions.** *(Where possible the names of the individuals are included with the questions and comments. Questions and answers are paraphrased instead of being quoted.)*

**Roger Randolph** – Where exactly is the site for the cell phone tower? Could the site be on top of Mount Hillers? *(Roger was hoping that tower could be placed high enough for him to have access at his home – the Gnat Ranch)*

**Answer** was given by several of the Uranium One staff including Toby Wright, Steve Morrill and Scott Schierman. The site that is being considered is where the radio communication tower is now located south of the mill. The site that Roger referred to on Hillers was under a lease or right-of way years ago. It is not known at this time if the lease or right-of-way still exists.

**Question** – How long is the mine and the mill expected to remain financially logistical?

**Answer** – 15 to 20 years, there is still exploration to be done in the Henry Mountain Area that could extend this estimate.

**Question** – Where does the uranium go when it leaves the mill?

**Answer** by Scott Schierman and Toby Wright – To Metropolis, Ill where there is an upgrade facility. Eventually it will be turned into rods for use in generating nuclear power.

**Question** – Does the state want you to renegotiate the lease and what will the renegotiation do to the covenants that land owners have with the county?

**Answer** – The renegotiation is necessary on the part of Uranium One and the State of Utah. Ticaboo residential site is independent from the lease that is being re-negotiated.

**Question** - How much does Uranium One plan to aggressively market the uranium?

**Answer** – a lot

**Question** – What happens if the market for uranium fails?

**Answer** by Toby Wright – That is why Uranium One wants to bring in a qualified developer to capitalize on the location of Ticaboo. SITLA (*School & Institutional Trust Lands Administration*) has requested that Uranium One build a non-transient resident base. Uranium One and Denison both share vision of having employees become long-term residents.



**Question** – How is the fact that Ticaboo is off the existing electrical grid affecting plans for development?

**Answer** by Toby Wright – At this time two new generators have been purchased and are being installed to provide power to the town of Ticaboo. There are also plans in the making for bringing Ticaboo into the grid system

**Answer** by Commissioner Del LeFevre – Garfield County has hired a firm to develop a plan for the Ticaboo town site. This plan will explore several different avenues for bringing Ticaboo into the grid.

**At this time there was a general discussion about the alternatives to produce power.** Included in the discussion were several possibilities including a small nuclear generating plant and the life expectancy of the rods used in such a generating plant. The aforementioned plan, by Garfield County is being finished in October. Right of ways are the primary deterrent in running the power from Green River or Moab.

**Statement** – Tom Hill- Mr. Hill addressed the issues of needing a town administrative body who can oversee and help solve the problems with garbage, ATV's, and unsupervised children.

**Statement** - Scott Schierman – The Home Owners Association needs to be established

**Statement** - Toby Wright – The referred to association is, according to the covenants, an Architectural review board, but it may be possible to extend their reach to act on behalf of the community.

**Sheriff Danny Perkins attended the meeting and addressed the problem of ATV's.** He will get a copy of the ordinance governing ATV's to the board. Sheriff Perkins then had a discussion with the board and the public. The following discussion is generalized and paraphrased.

The growth of Ticaboo and the rate of that growth is needed to determine what law enforcement is needed now and in the future. Housing will be needed for a deputy to live in Ticaboo. Lots are available for purchase by Garfield County that would provide that housing. The person to contact for purchase of the lots is Scott Schierman or Toby Wright. A new deputy would need to be hired and trained. It is hard to get experienced law enforcement individuals for the Ticaboo area. In the past only untrained individuals were willing to live in Ticaboo. These individuals were going to use Ticaboo as a stepping stone to get into the law enforcement profession. Until an individual is found for the Ticaboo area the Sheriff will have to make other arrangements. In the interim it was suggested that the home owners association be started and upgraded with power to levy fines against property owners for violations to be set in the covenants. The biggest problem will be the handling of domestic issues which require law enforcement intervention. The time period that would be required for an officer to reach the Ticaboo area is probably going to be too great for these issues to be handled successfully (before harm). The only answer is to have a deputy assigned to Ticaboo and stationed here.

At this time the discussion went to the issue of ATV's. The law requires that an operator of an ATV be at least 8 years old and have an operating license. This license can be obtained by attending and completing a class on ATV safety and operation. ATV operators under the age of 18 must wear a helmet at all times. Communication with the youth operating ATV's is deemed as critical. The state park ranger

stationed at Bullfrog can provide a class for the youth in the area. To take the class all youth must have access to an ATV and cannot share that ATV during the class period. It may be necessary to give the class several times to allow all youth to obtain the license.

Tom Hill asked that a newsletter be published monthly to provide a forum for the community to voice problems, give praise, provide information, etc.

Tom Hill also asked what facilities could be provided to give the existing youth and the estimated influx something to do.

Toby Wright answered – Chuck Birrenbach is looking at providing a skate (*skate boards*) park. Phyl Buck is also helping and ideas are being explored such as an indoor recreation center.

The problem of expanding the home owners association reach to provide and levy fines for ATV's and unsupervised youth was expressed. There are rules in place that limit the reach of the Architectural committee. How could the reach be expanded and would it be possible to administer and levy fines against renters? Also the Architectural committee needs to be elected. A mailing could be put together asking for nominees to the committee. After nominees are found and accept the nomination an election could be established to seat the board. The idea of incorporation was voiced. Also voiced was the fact that incorporation was expensive to the incorporated area. Sheriff Perkins wants to see the laws taught to the youth, possibly have a red ribbon week. Various thoughts were voiced on how best to handle the youth with no conclusion at this time.

The need for a volunteer fire department was brought up. Uranium One and Denison would need to provide and encourage employees to join this department. In the past it was the employees of Plateau Resources who provided the volunteers for the fire department and the EMT force. Training would be needed and equipment obtained for the fire department. Garfield County has refitted the fire truck that is stationed in Ticaboo

Grocery store – Aramark employees Kim Bean and Dave Ainosoro (*purchasing*) talked about the changes being made in the convenience store. They are working with Uranium One to make the store a place where the residents could buy the staples needed. Produce has been added to the inventory, as well as milk and bread. There is a need for residents to patronize the store so that the store can continue to grow and add more items. Kim (*manager of the store*) would also like feedback from the community as they come in on prices, meats, produce, etc. Toby Wright reiterated the need for residents to shop at the store. Uranium One is not trying to make a profit there but does need to keep the bottom line in the black. Aramark has a new general manager for the Bullfrog basin area. Gary Mystom has taken this position.

**Question** – Tom Hill – Is the post office going to be re-established? There is also a need for a community Bulletin board.

**Answer** – Toby Wright – There has been discussion about this but there is nothing that is definite.



Discussion about the post office continued for a few minutes covering where the post office had been located (*by the store*), putting it by the entrance to Ticaboo, and that the post office would bring extra business into the store.

Another discussion evolved from the one on the post office about what businesses had expressed an interest in coming to Ticaboo as well as what businesses the audience felt were needed here. Napa/Ace Hardware from Monticello has and is looking at expanding to the Ticaboo area. The need for a Laundromat was expressed by several. The Laundromat in Bullfrog is being used by employees of Dynatek (miners). Some feel that the use of the machines to wash the mining coveralls was ruining the machines. Ryan Jolley stated that when the office is completed at the mine there would be laundry facilities available for washing the coveralls. There would also be shower facilities that the miners would use. These facilities should be finished in the fall of this year.

The need for medical and dental facilities was covered. LaMiya Morrill has spoken with personnel at the Wayne County Medical Clinic. They have expressed interest in coming into the Ticaboo area on a weekly basis. There would possibly be grant available to build facilities to hold their offices in the Ticaboo area.

**Toby Wright thanked all who came. He stated that at this time there were no promises but that all of the ideas would be considered.**

**Meeting was adjourned at 6:25 p.m.**